

# Master Application

Canyon County Development Services 111 N. 11th Ave., Caldwell, ID 83605 [www.canyoncounty.org](http://www.canyoncounty.org) Phone 208-454-7458 fax 208-454-6633



## Owner(s) information:

Name: SIERRA VISTA PROPERTIES INC.

Address: PO Box 30

City: OLA State: ID Zip: 83657

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections.

Telephone: [REDACTED]

Email: [REDACTED]

Signature: (Owners)

Date: 7/5/22

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign

## Applicant/Representative: Business Name:

Name: AMMON ANDELIN

Address: 2195 CHERRY LN

City: EMMETT State: ID Zip: 83647

Telephone: 208-963-1188 Fax: \_\_\_\_\_

Email: AMMON.ANDELIN@FINANCIALGUIDE.COM

I certify this information is correct to the best of my knowledge.

Signature: (Applicant)

Date: 6-30-22

## Additional Contact if applicable: Business Name:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Engineer / Surveyor if applicable: Business Name:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Site Information: Address: 8718 PURPLE SAGE RD Total Acreage: 90

Tax Parcel Number(s): R37496 00000

Section: 27 Township: 5N Range: 2W Quarter Section: SW + SE Zoning: AG

Area of Impact: NA Subdivision: NA Lot: NA Block: NA

## Check application type:

### ADMINISTRATIVE APPLICATIONS

- ☐ Accessory uses/structures to Permitted Use
- ☐ Assisted Care Facility
- ☐ Bed and Breakfast
- ☐ Group Day Care Facility
- ☐ Firewood Sales
- ☐ Reduction Frontage, Easement, Road Lot
- ☐ Floodplain Development
- ☐ Home Business ☐ New Application ☐ Renewal
- ☐ Land Division Administrative
- ☐ Mineral Extraction short term
- ☐ Public Service Agency Telecom >75'

- ☐ Parcel Inquiry
- ☐ Private Road & Driveways serving 2 properties
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Winery, Distillery, Brewery
- ☐ Zoning Compliance Certificate

### HEARING LEVEL APPLICATIONS

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Conditional Use Modification

- ☐ Time Extension
- ☐ Variance
- ☒ Zoning Ordinance Amendment ☐ Map ☐ Text
- ☐ Road Name Change

### SUBDIVISION APPLICATIONS

- ☐ Final Plat
- ☐ Short Plat
- ☒ Preliminary Plat

- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only:	Cash#: <u>22022-0011</u>	Rec. By: <u>SH</u>	Date: <u>7/7/22</u>	Fees: <u>\$950.00</u>	Receipt #:
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(w/SD2022-0034) Master Application must be accompanied with application check list

June 30th, 2022

Canyon County Board of County Commissioners  
Canyon County P&Z Commission  
c/o Canyon County Development Services  
111 N 11<sup>th</sup> Ave, Suite 140  
Caldwell, ID 83605

RE: "Mint Farm Estates" subdivision & Rezone to R-R  
Parcel #R3749600000

Dear Commissioners and Staff:

On behalf of Mark Andelin / Sierra Vista Properties, Inc., please accept the attached application for "Mint Farm Estates" subdivision and rezone to R-R.

**Case #RZ2021-0046/SD2021-0038**

On May 25<sup>th</sup>, 2022, a hearing was held with the country commissioners for this same project. In that case, we had applied for a rezone to R-1 and a plat showing a mixture of 2 and 1 acre lots, 53 total. Ultimately after 2 hearings, the commissioners declined the case, informing us in the process that R-R is a better fit for the area to be more conducive to the agriculture surrounding area. All three commissioners said they would have approved our project if the application was for a rezone from AG to R-R as that would be "a better fit for the area." As a result of this hearing, we have corrected the plat and application accordingly and are now applying for a rezone to R-R with a plat showing 2 acre lots, totaling 39.

Keller Associates has already reviewed our old plat. In their last letter to us, dated 10-15-21, they gave us two conditions, which we have since met. The only difference in the old plat and new plat is 14 fewer lots, which was a simple process of combining two 1-acre lots to become a 2-acre lot, until total lot count was reduced to 39. Their most recent conditional approval letter is attached in this application along with our response to their conditions.

**Subdivision preliminary plat application**

This 90-acre property lies on the north side of Purple Sage Road between Lansing and Kingsbury Road. This property is outside both the City of Middleton Area of Impact AND the high nitrate priority area, but it does fall within the future impact area for the city.

39 lots are proposed with this subdivision. Of the 39 lots, 1 has an existing home and outbuildings. This is currently on a well. 38 additional lots and wells are proposed on individual well and septic. There will be 4 storm water retention ponds in easements and 0 non-buildable lots. Lot sizes range from 1.60 to 2.60 acres. Net average lot size 2.02 acres. Gross average lot size is 2.32 acres. We are proposing public roads for lot access.



The engineers (Rock Solid Civil Engineering) and surveyors (Sawtooth Land Surveying) and I met with Randall Faulkner with CCDS on September 28<sup>th</sup>, 2020. In this meeting we went over processes and procedures for the rezone and subdivision, application guidelines/requirements, other agencies to talk to, and standards for the neighborhood meeting. Since then we have been in regular contact with them, with the review / approval process.

Two neighborhood meetings were held on site at 8718 Purple Sage Road. One on 6-16-2022 and the other on 6/29.2022. 8 total people arrived representing 4 households. In both meetings, there were no objections to the development. The questions were about timeframe and logistics (process for approval). One comment was made during the second meeting about the increased traffic in the area but did not directly say they were opposed to the development.

We met with Carl Hayes from Black Canyon Irrigation District on September 8<sup>th</sup>, 2020 to go over their requirements for the subdivision. We have submitted all irrigation paperwork to BCID and the Bureau of Reclamation to relocate an existing underground lateral pipe that goes through the property and its subsequent easement. We plan on moving this pipe and an appropriate 50' easement in full accordance with the BOR requirements and guidelines. Completed application was submitted Sept 20<sup>th</sup>, 2021 to BCID and BOR.

A preapplication meeting with SWDH and OneAtlas was held March 17<sup>th</sup>, 2021 to discuss their requirements and to schedule a time for the test holes to be dug. Test holes were dug on site April 5-6 in accordance with SWDH, with Geotech company OneAtlas and SWDH on site, to perform Geotech report/analysis.

I contacted the City of Middleton via email May 14<sup>th</sup>, 2021 inquiring the nearest location of city services to project site as grounds to consider pulling city services, but as they distance was very great, we are proceeding with this application for individual well and septic systems. This site will have landscaping done along Purple Sage Road.

### **Rezone application**

We are proposing this site be rezoned to R-R. We will enter into a development agreement. This rezone falls in line with the Canyon County future land use map. As this is surrounded by both farmed agriculture land and subdivisions on wells and septic systems, a rezone to R-R is a great fit. We feel this proposed density is in line with neighboring lots as the proposed density will reflect a rural/country lifestyle. There is a large shortage of homes in the Treasure Valley due to increased demand of the country seeing how wonderful Idaho is. With this shortage there seems to be a fine line of providing more homes for the growing demand and keeping the rural lifestyle. Rather than develop and proposing a high-density subdivision to accommodate as many homes as possible, we feel a plat with 2 acre lots is a better fit for the surrounding ag zoning. The nearest neighboring lot sizes range from 86 acres down to .97 acres.

The proposed change is consistent with the City of Middleton Future land use map. As is the case with any new subdivision, the number of cars on the road will increase. Other than this increase, we do not anticipate any negative affect on surrounding uses.

A traffic impact study was produced by CR Engineering, Inc. based on 53 lots. They found the increased traffic impact was within the already planned growth of the area. Therefore, no offsite improvements were anticipated. In addition, we reduced our lot count from 53 (as originally applied for) to 39, which will decrease the traffic impact of the project. With 39 lots, this project now falls outside the threshold for subdivisions requiring a traffic impact study.

As coordinated with the Canyon Highway District in the preapplication meeting, there will be three paved and public access points, two of which are stub roads to neighboring subdivisions.

All ROW's purposed are in accordance with requirements of CHD #4. The proposed lots are sized to accommodate septic and well. Pressurized irrigation will be provided to each lot using existing surface water rights.

As stated above, in working with Black Canyon Irrigation District and Bureau of Reclamation, we are following their specific approval/application process to ensure all downstream irrigation water be continued. The irrigation changes will improve downstream user's usage. All changes to the existing irrigation system will be done with the approval of BCID and Bureau of Reclamation.

The applicant and project team believe the proposed preliminary plat and rezone meet all standards such as setbacks, roadways, and provision of necessary services. We feel this application is consistent with current and future comprehensive planning for the area.

Please contact me with any questions. I look forward to hearing back from you on this application and project.

Ammon Andelin  
Planner



[ammonandelin@financialguide.com](mailto:ammonandelin@financialguide.com)



June 6<sup>th</sup>, 2022

Dear Neighbor,

The purpose of this letter is to inform you of a proposed subdivision development and rezone. One of the requirements to applying to Canyon County is to hold a neighborhood meeting and provide information to surrounding neighbors. We invite you, if you so choose, to come to the neighborhood meeting to obtain information and provide feedback. This is **NOT** a public hearing before a governing body of the county.

The vicinity map below shows the location of the site and a copy of the concept plat is included with this letter.

Neighborhood meeting details:

DATE: Tuesday June 16<sup>th</sup>

TIME: 7:00 pm – 7:30 pm

Location: 8718 Purple Sage Road Middleton, ID

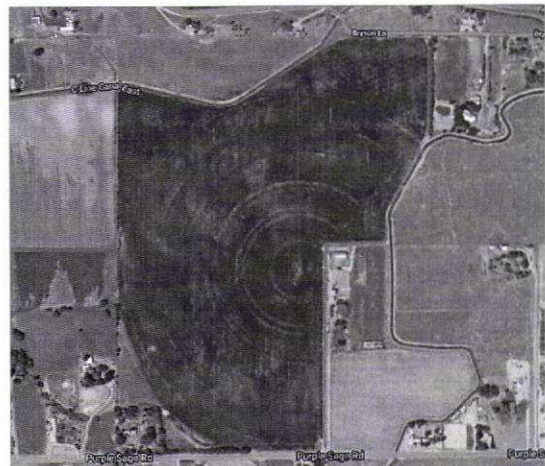
Mint Farm Estates is a 39-lot subdivision with two (2) acre lots located on the north side of Purple Sage Rd between Lansing Ln and Kingsbury Rd. Access will be provided, as shown on the plat, to Purple Sage Road and additional future access to adjacent parcels is included in the subdivision layout. The streets will be public and water rights will be provided to each lot using the existing parcel surface water rights. The application at Canyon County requiring this neighborhood meeting is for a rezone of the parcel to R-R.

For questions prior to the meeting, please contact me via phone at [REDACTED] or via email at [REDACTED]

[REDACTED] Note – As this is a **PRE-APPLICATION** requirement, please do NOT call Canyon County Development Services for more information. They will not have any information on this meeting.

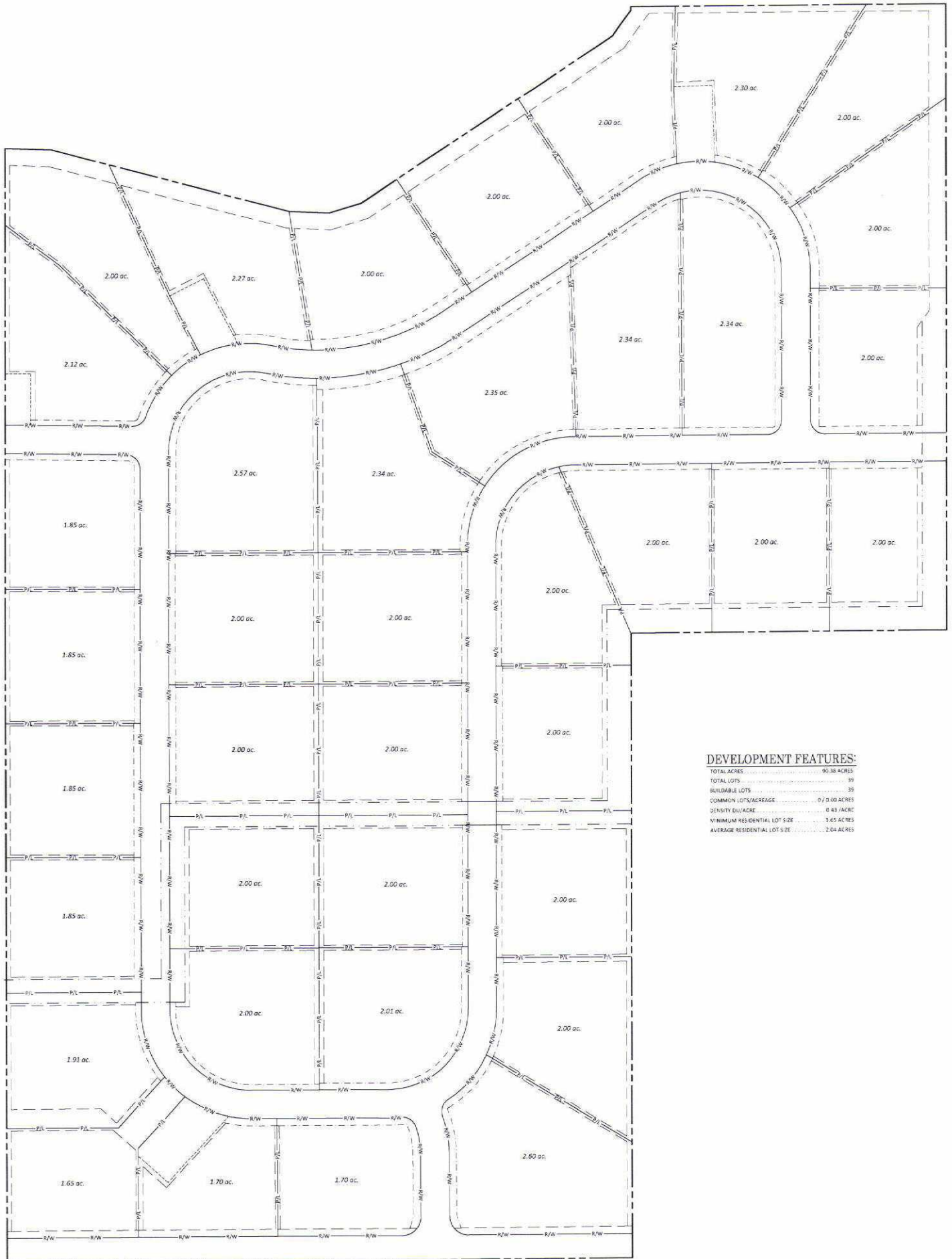
This project may sound/look familiar to some of you. This same project recently had a public hearing on May 25<sup>th</sup> with the county commissioners. In that hearing, we requested a zone change from AG to R-1 with a plat reflecting both 1 and two acre lots.

However, the commissioners informed us at that hearing that a zone change from AG to R-R with 2 acre lots would be approved as it would be a better fit for the area. We are thereby reapplying with the county for a zone change to R-R with an amended plat showing 2 acre lots.



Best regards,

Ammon Andelin





June 13, 2022

Dear Neighbor,

Last week I mailed a notice regarding a neighborhood meeting for a plat and rezone. I mailed the wrong day. This notice is to provide the correct date of the neighborhood meeting.

Neighborhood meeting details:

DATE: **THURSDAY** June 16th

TIME: 7:00 pm – 7:30 pm

Location: 8718 Purple Sage Road Middleton, ID

Best regards,

Ammon Andelin  
208.963.1188



June 15<sup>th</sup>, 2022

Dear Neighbor,

To be a good neighbor and to give all to chance to participate, I will hold a second neighborhood meeting for this development. Because my first notice had a mistake in the date and to give ample notice to all neighbors, it was decided to hold a SECOND meeting. No new information will be presented at the second meeting.

One of the requirements to applying to Canyon County is to hold a neighborhood meeting and provide information to surrounding neighbors. We invite you, if you so choose, to come to the second neighborhood meeting to obtain information and provide feedback. This is **NOT** a public hearing before a governing body of the county.

The vicinity map below shows the location of the site and a copy of the concept plat is included with this letter.

Neighborhood meeting details:

DATE: June 29<sup>th</sup>

TIME: 7:00 pm – 7:30 pm

Location: 8718 Purple Sage Road Middleton, ID

Mint Farm Estates is a 39-lot subdivision with two (2) acre lots located on the north side of Purple Sage Rd between Lansing Ln and Kingsbury Rd. Access will be provided, as shown on the plat, to Purple Sage Road and additional future access to adjacent parcels is included in the subdivision layout. The streets will be public and water rights will be provided to each lot using the existing parcel surface water rights. The application at Canyon County requiring this neighborhood meeting is for a rezone of the parcel to R-R.

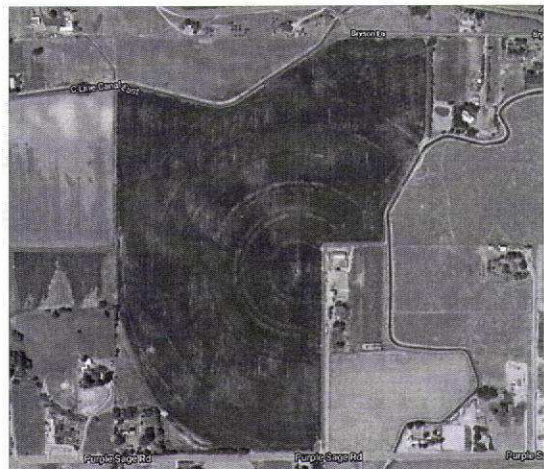
For questions prior to the meeting, please contact me via phone at [REDACTED] via email at [REDACTED]

[REDACTED] Note – As this is a **PRE-APPLICATION** requirement, please do NOT call Canyon County Development Services for more information. They will not have any information on this meeting.

This project may sound/look familiar to some of you. This same project recently had a public hearing on May 25<sup>th</sup> with the county commissioners. In that hearing, we requested a zone change from AG to R-1 with a plat reflecting both 1 and two acre lots. However, the commissioners informed us at that hearing that a zone change from AG to R-R with 2 acre lots would be approved as it would be a better fit for the area. We are thereby reapplying with the county for a zone change to R-R with an amended plat showing 2 acre lots.

Best regards,

Ammon Andelin





## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 8718 Purple Sage Rd	Parcel Number: R3749600000	
City: MIDDLETOWN	State: IDAHO	ZIP Code: 83644
Notices Mailed Date: 6.6.22	Number of Acres: 93	Current Zoning: A4
Description of the Request: Rezone to R-R AND PLAT		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: AMMON ANDELIN		
Company Name:		
Current address: 2195 CHERRY LANE		
City: EMMETT	State: ID	ZIP Code: 83617
Phone:		
Email:		

#### MEETING INFORMATION

DATE OF MEETING: 6.16.2022	MEETING LOCATION: 8718 Purple Sage Rd	
MEETING START TIME: 7:00	MEETING END TIME: 7:30	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. R. Kelly Hall DVM	RK Hall DVM	8677 Purple Sage
2. ALLEN COLSON	allen colson	8802 PURPLE SAGE
3. MARK M. HILSAPE	MH	8770 Purple Sage RD
4.		
5.		
6.		
7.		
8.		
9.		

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19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

AMMON ANDELIN

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 6 / 16 / 2022



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 8718 Purple Sage Rd

Parcel Number: R 37496000000

City: MIDDLETON

State: ID

ZIP Code: 83644

Notices Mailed Date: 6-15-22

Number of Acres: 93

Current Zoning: A6

Description of the Request:

PLAT AND REZONE TO R-R

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Ammon Andelin

Company Name:

Current address: 2195 CHERRY LANE

City: EMMETT

State: ID

ZIP Code: 83617

Phone:

Email:

Fax:

#### MEETING INFORMATION

DATE OF MEETING: 6-29-22

MEETING LOCATION: 8718 Purple Sage Rd MIDDLETON

MEETING START TIME: 7:00

MEETING END TIME: 7:30

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Shannon Cohen

Shannon Cohen

8802 Purple Sage Rd.

2. ALLEN COLESON

Allen Colson

9802 PURPLE SAGE RD

3.

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20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Ammon ANDERLIN

APPLICANT/REPRESENTATIVE (Signature):



DATE: 6 / 29 / 22



# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

**1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☒ How many Individual Domestic Wells are proposed? 39

**2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

☒ Pressurized ☐ Gravity

**5. ACCESS:**

☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

☒ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:** ☒ Retained on site ☐ Swales ☒ Ponds ☒ Borrow Ditches

☐ Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

DITCHES

### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

☒ Residential 39      ☐ Commercial NA      ☐ Industrial NA  
☒ Common 0      ☒ Non-Buildable 0

**2. FIRE SUPPRESSION:**

☐ Water supply source: WATER TRUCK / FIRE TRUCK

**3. INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks      ☐ Curbs      ☐ Gutters      ☐ Street Lights      ☒ None

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**    ☐ Yes    If so, how many? \_\_\_\_\_    ☐ No

**4. WILL YOU HAVE A SIGN?**    ☐ Yes    ☐ No    ☐ Lighted    ☐ Non-Lighted

Height: \_\_\_\_\_ ft      Width: \_\_\_\_\_ ft.      Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_



**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

www.canyoncounty.id.gov. | Phone: 208-454-7458 | Fax: 208-454-6633



### Select Application Type:

- ☒ Zoning **Map** Amendment (Rezone)
  - ☒ Rezone (No conditions; CCZO §07-06-05)
  - ☐ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance)

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed (See attached application)
<input checked="" type="checkbox"/> Letter of Intent: <ul style="list-style-type: none"><li>- <b>Map Amendments:</b> Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 &amp; 07-06-07(6):<ul style="list-style-type: none"><li>• Is the request generally consistent with the comprehensive plan?</li><li>• When considering the surrounding land uses, is the request more appropriate than the current zoning designation?</li><li>• Is the request compatible with surrounding land uses?</li><li>• Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)</li><li>• Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)</li><li>• Does legal access to the subject property for the request exist or will it exist at the time of development?</li><li>• Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)</li><li>• Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)<ul style="list-style-type: none"><li>○ <b>Conditional rezone</b> requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. <u>See conditional rezone option disclosure below.</u></li></ul></li></ul></li><li>- <b>Text Amendments:</b> Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.</li></ul>
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
<input checked="" type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet
<input type="checkbox"/> Draft of proposed ordinance change (text amendment only)
<input checked="" type="checkbox"/> Deed or evidence of property interest to subject property
<input type="checkbox"/> \$850 Rezone or \$1,235 for a Conditional Rezone
<input type="checkbox"/> \$2,500 Text Amendment
(Fees are non-refundable)



**NOTE:**

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

**CONDITIONAL REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner:  \_\_\_\_\_

DSD Planner: \_\_\_\_\_

Associated Case No: \_\_\_\_\_

**Canyon County Development Services**111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458**Building Division Email:** buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 75218**Date:** 7/7/2022**Date Created:** 7/7/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Ammon Andelin**Comments:** RZ2022-0011 & SD2022-0034 location 8718 Purple Sage Rd Middleton**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2022-0011	\$950.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0034	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0034	\$390.00	\$0.00	\$0.00

**Sub Total:** \$2,890.00**Sales Tax:** \$0.00**Total Charges:** \$2,890.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	11380	\$2,890.00

**Total Payments:** \$2,890.00**ADJUSTMENTS****Receipt Balance:** \$0.00



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>SIERRA VISTA Properties Inc.</u>
	MAILING ADDRESS: <u>PO Box 30 OLA, ID 83657</u>
	PHONE: <u>[REDACTED]</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: _____ Date: _____	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>Ammon AMOELIN</u>
	COMPANY NAME: _____
	MAILING ADDRESS: <u>2195 CHERRY LANE EMMETT, ID 83617</u>
	PHONE: <u>[REDACTED]</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>8718 Purple Sage Rd Middleton, ID</u>		
	PARCEL #: <u>R3749600000</u>	LOT SIZE/AREA: <u>90 ACRES</u>	
	LOT: _____	BLOCK: _____	SUBDIVISION: _____
	QUARTER: <u>SW + SE</u>	SECTION: <u>27</u>	TOWNSHIP: <u>5N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>A4</u>	FLOODZONE (YES/NO): <u>No</u>	

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>SD2022-0034</u>	DATE RECEIVED: <u>7/7/2022</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>\$1,940</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

(Turned in w/ RZ2022-0011)

Revised 1/3/21



100 E Bower Street, Suite 110  
Meridian, ID 83642  
(208) 288-1992

October 15, 2021

Ms. Jennifer Almeida  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

**Re: Mint Farm Estates Subdivision Preliminary Plat Application**

Dear Ms. Almeida:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Mint Farm Estates Subdivision dated September 27, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Update Note 12 to provide an easement storm water basins for the Highway District.
2. Update Note 16 to fix the typos.

We recommend that **conditions listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Ryan V. Morgan", written over a horizontal line.

Ryan V. Morgan, P.E.  
County Engineer

cc: File





Rock Solid Civil  
270 N. 27<sup>th</sup> St. Suite 100  
Boise, ID 83702  
208-342-3277

November 30, 2021

Ryan Morgan, PE  
Canyon County Engineer  
100 E Bower Street, Suite 110  
Meridian, ID 83642

**Re: Mint Farm Estates Preliminary Plat Application - Response 2**

Dear Mr. Morgan,

The following responses are enumerated consistent with the comments provided in your Preliminary Plat Application Review dated October 15, 2021.

1. Updated Note 12 to provide an easement stormwater basin for the Highway District.

Please feel free to contact me with any questions you have.

Respectfully,

A handwritten signature in black ink that reads 'Derritt Kerner'. The signature is fluid and cursive, with the first name 'Derritt' being more prominent.

Derritt Kerner, P.E.  
Rock Solid Civil

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s)

SIERRA VISTA PROPERTIES INC.  
Name \_\_\_\_\_ Daytime Telephone Number \_\_\_\_\_  
PO BOX 30 OLA ID 83657  
Street Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Representative Name

AMMON ANDELIN  
Daytime Telephone Number \_\_\_\_\_  
2195 CHERRY LANE  
Street Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_  
EMMETT, ID 83617

Location of Subject Property:

8718 Purple Sage Rd MIDDLETON  
Two Nearest Cross Streets or Property Address \_\_\_\_\_ City \_\_\_\_\_

Assessor's Account Number(s): R

3749600000 Section 27 Township 5N Range 2W

This land:

☒  
☐

Has water rights available to it.

Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.



2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes ☒ No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: BCID

Drainage: CHD #4

3. How many acres is the property being subdivided? 90

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 90

6. How is the land currently irrigated? ☒ Sprinkler ☒ Surface ☐ Above Ground Pipe ☐ Irrigation Well ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Sprinkler ☒ Surface ☐ Above Ground Pipe ☐ Irrigation Well ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

SURFACE Irrigation DELIVERED <sup>ALONG</sup> NORTHSIDE OF PURPLE SAGE Rd.  
WATER Delivery WILL BE piped THROUGH Development TO ON SITE pressurized Irr. system

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

4 INFILTRATION Ponds AND PERIMETER INDIVIDUAL LOT swells

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

CONVEYED VIA BORROW DITCHES WITH ENERGY DISPATCHING  
RIP - RAP AND TREATED THROUGH SAND WINDOW

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Mark F. Ombel Date: 7 / 5 / 22  
Property Owner (Application Submitted)

Signed: [Signature] Date: 7 / 5 / 2022  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff



## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 39 Non-buildable 0 Common 0
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
2.04 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
☐ Irrigation Well ☒ Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 90
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
4 INFILTRATION PONDS AND PERIMETER INDIVIDUAL  
LOT SWEELS
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
CONVEYED VIA BORROW DITCHES WITH ENERGY DISPATCHING RIP-RAP  
AND TREATED THROUGH SAND WINDOW

### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:  
☒ Public ☐ Private ☐ N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?  
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?  
☐ YES ☒ NO

\*If YES, a grading plan is required.



## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



#### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?  
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?  
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

**2019-057563**

RECORDED

**11/26/2019 10:39 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

TYPE: DEED

ALLIANCE TITLE - BOISE PRODUCTION  
ELECTRONICALLY RECORDED

## **Quitclaim Deed**

**ACCOMMODATION ONLY**

**FOR VALUE RECEIVED,**

**M & T Ranches, LLC, an Idaho limited liability company**

does hereby convey, release, remise and forever quitclaim unto

**Sierra Vista Properties, Inc., a Nevada corporation**

who current address is: P.O. Box 30, Ola Idaho 83657

the following described premises:

See Attached Exhibit A

**TO HAVE AND TO HOLD** the said premises, unto the said grantees, heirs and assigns forever.

Dated: November 21, 2019

**M & T Ranches, LLC**



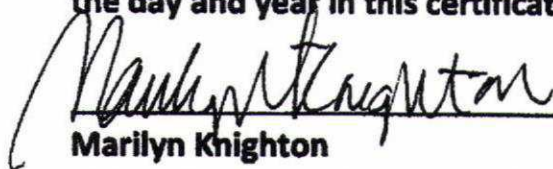
**Mark F. Andelin, Managing Member**



State of Idaho} ss.  
County of Gem}

On this 21 day of November, 2019, before me, Marilyn Knighton, a Notary Public in and for said state, personally appeared Mark F Andelin known to me to be the Managing Member in the Limited Liability Company known as M&T Ranches LLC, an Idaho limited liability company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

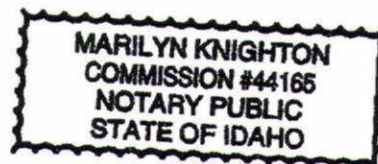


Marilyn Knighton

Notary Public for the State of Idaho

Residing at: Emmett

Commission Expires: April 4, 2023



**Exhibit "A"**

The West Half of the Northwest Quarter of the Southeast Quarter and the East Half of the Southwest Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, excepting a portion of the Northeast Quarter of the Southwest Quarter described as follows:

**BEGINNING** at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence

South 0° 06' 44" West along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 8.51 feet to a point in the centerline of an existing irrigation lateral; thence traversing said centerline as follows:

South 35° 22' 36" West a distance of 66.75 feet;

South 56° 26' 03" West a distance of 635.16 feet;

South 72° 53' 02" West a distance of 70.94 feet;

North 87° 51' 57" West a distance of 82.84 feet;

North 75° 39' 40" West a distance of 516.04 feet;

North 88° 23' 08" West a distance of 96.56 feet to a point on the West boundary of said Northeast Quarter of the Southwest Quarter; thence

North 0° 04' 32" East along said West boundary a distance of 294.84 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence

North 89° 42' 54" East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 1,314.60 feet to the POINT OF BEGINNING.



## **PRELIMINARY PLAT SUBMITTAL LIST**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



#### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

<input type="checkbox"/> Master Application completed and signed
<input type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<input type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts
<input type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
<input type="checkbox"/> Preliminary Drainage Plan*
<input type="checkbox"/> Preliminary Irrigation Plan*
<input type="checkbox"/> Preliminary Grading Plan*
<input type="checkbox"/> Copy of Preliminary Plat*
<input type="checkbox"/> Deed or evidence of property interest to all subject properties
<input type="checkbox"/> <b>\$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee</b>

\*Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

#### **NOTES:**

1. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 75218**Date:** 7/7/2022**Date Created:** 7/7/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Ammon Andelin**Comments:** RZ2022-0011 & SD2022-0034 location 8718 Purple Sage Rd Middleton**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2022-0011	\$950.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0034	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0034	\$390.00	\$0.00	\$0.00

**Sub Total:** \$2,890.00**Sales Tax:** \$0.00**Total Charges:** \$2,890.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	11380	\$2,890.00

**Total Payments:** \$2,890.00**ADJUSTMENTS****Receipt Balance:** \$0.00